

City Council
Atlanta, Georgia

08-0-1268

AN ORDINANCE
BY: ZONING COMMITTEE

Z-08-43
Date Filed: 6-10-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **593 Culberson Street, S.W.**, be changed from R-4A (Single Family Residential)/HD16.20G (West End Historic) Districts to the R-LC (Residential Limited Commercial)/ HD16.20G (West End Historic) Districts, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 117, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**LEGAL DESCRIPTION
OF PROPERTY LOCATED AT
593 CULBERSON STREET
ATLANTA GEORGIA 30310**

All that tract or parcel of land lying and being in Land Lot 117 of the 14th District of Fulton County, Georgia, being Lot 3 of the subdivision of the W. L. Stanton Property, as per plat on file in the Office of Forrest George Adair, Atlanta, Georgia and being more particularly described as follows:

Beginning at a point on the West Side of Culberson Street, a distance of two (200) feet North of the Northwest corner of Ralph David Abernathy Boulevard formerly Gordon Street and Culberson Street and running thence North along the West Side of Culberson Street, a distance of fifty-four (54) feet; thence West, a distance of one hundred seventeen and five tenths (117.5) feet; thence south, a distance of forty-eight (48) feet; thence East, a distance of one hundred eighteen (118) feet to the West Side of Culberson Street and the point of beginning and being improved property known as 593 Culberson Street, Atlanta, Georgia 30310 according to the system of numbering houses in Fulton County.

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Planning